
Agenda
Workshop Meeting
August 12, 2014

Attendance: Mayor Kenneth Neilson, Councilmen Garth Nisson, Thad Seegmiller, Kress Staheli, Ron Truman, Jeff Turek, City Manager Roger Carter, Public Works Director Mike Shaw, Leisure Services Director Barry Blake, City Recorder Danice Bulloch, Police Chief Jim Keith,
Audience: Ben Willitts, Terri Kane, Aron Baker, Matt Ence

Meeting commenced at 6:07 P.M.

1. Approval of the Agenda.

Mayor Neilson asked that Item 4 be heard following Item 6.

Councilman Seegmiller made a motion to approve the agenda with the change that Item 4 be heard following Item 6. Councilman Nisson seconded the motion; which passed with the following role call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>

2. Review of the board audit report.

None

3. Dixie Regional Hospital annual review and update. Terri Kane, Administrator and CEO

Terri Kane reviewed the 2013 Statistics and Accomplishments for Dixie Regional Medical Center. The State of Utah has the lowest cost providers in the States. They take great pride in providing the best medical care, at a lower cost. Beginning September 15, 2014 they will be able to keep every patient injured on the freeway, as they now have three neurosurgeons staffed, one of which is a full time trauma surgeon.

Mayor Neilson asked about the Life Flight program.

Ms. Kane stated their Life Flight is extremely active. They have at least two call outs per day.

There is a full team, which must respond within a 10 minute time frame.

Councilman Nisson asked how far Life Flight will fly to get a patient.

Ms. Kane stated they can fly 150 air miles on one tank of gas. They also have a large plane which flies patients to Salt Lake City.

Council commended Dixie Regional Medical Center on their excellent patient care.

Ms. Kane stated they have incredible people working at this hospital, and they strive to be a good community partner. She reviewed the recognitions received by Dixie Regional Medical Center with Council. This gives the community confidence individuals will receive the best care possible.

Councilman Truman stated he was very impressed with his quality of care, as well as the care and cleanliness of the facility.

Ms. Kane thanked Council for their time, and looked forward to seeing them at their next update.

*Councilman Turek arrived at 6:15 P.M.

4. Discussion and review of PCD Plan and Development Agreement for Brillo del Sol Planned Community Development. Ben Willits, Henry Walker Homes

Community Development Director Drew Ellerman reviewed the PCD Plan with Council.

Councilman Turek asked if there are any plans for commercial.

Community Development Director Ellerman stated at this time, the only plan for commercial would be the elderly care facility.

Councilman Seegmiller asked about the landscaping plan.

Community Development Director Ellerman briefly reviewed the landscaping plan with Council.

Councilman Staheli asked for clarification of densities within the development.

Community Development Director Ellerman reviewed the different densities on the map as well as the road sizes.

Councilman Turek asked for clarification on which roads are planned to be public and which will be private.

Mr. Ben Willits reviewed the cross sections for the development with Council.

Councilman Turek clarified the roads are only going to have sidewalk on one side.

Mr. Willits explained the sidewalks are basically a secondary access system, because of the

extensive trail system. With this type of development, they have found the pedestrians prefer to use the trails rather than walk within the subdivision.

Councilman Nisson asked if the entire project was going to be for over 50.

Mr. Willits confirmed the development is a 55 and older community.

Councilman Turek stated it may be beneficial to have some smaller commercial. It would be a nice addition to the project, and could potentially help with traffic. Possibly something similar to Sun River.

Mr. Willits stated he agrees neighborhood commercial would be great in this area, but Sun River is considerably larger than this project. However, there are commercial areas planned by SITLA on the neighboring parcels.

Councilman Seegmiller noted if the trails were improved within the Golf Course, they would be able to access those, as well as taking advantage of golfing at our course.

Mr. Willits agreed the golfing would be a definite draw to the community. Addressing the issues with trails would be good, as it is about 5 miles to the golf course by vehicle.

City Manager Roger Carter stated it is the intention of the City to address the access to the Golf Course.

Mr. Willits reviewed the water services for the development with Council.

5. Discussion and review of Event Rentals for the Covington Home. Kenneth Neilson, Mayor

City Manager Roger Carter explained after the public forum, he was given direction by Council to look into using the Covington Home for events such as weddings. There are some items, which would have to be addressed in this building if it were to be used by the public. We would need to look at having restroom facilities, ADA requirements and the possibility of being exempt as this is a historical building, we would also need some type of kitchen facility. Lastly, Staff would recommend the property be rezoned to an AP Administrative Professional zone.

Leisure Services Director Barry Blake reviewed the items and pricing with Council, which he felt would need to be addressed. Some items would need to be taken care of immediately, and others could be done in the future.

Councilman Staheli asked if fees collected for events at the Covington Home would be used specifically for this building.

Councilman Turek commented the discussion, which took place at the previous meeting indicated there would not be any food preparation, the events would be catered. He does not feel remodeling the kitchen area is necessary. He would be more concerned about having adequate power and lighting for the events.

Leisure Services Director Blake stated they have already taken care of the power when the landscaping was being done.

Councilman Truman asked what the costs would be.

Leisure Services Director Blake reviewed the possible rental costs with Council.

Councilman Turek stated he feels the costs for alterations to the property would not necessarily be what he feels would be the best use of the home. He does not want to make a rash decision, and ultimately regret trying to make this building into an event location.

City Manager Carter stated we would also need to look at the potential ADA Requirements if this were to be used as a public rental facility.

Mayor Neilson stated he has received some concerns from neighbors about parking. If there were to be receptions with multiple cars, there could be a serious problem for the adjacent owners.

Councilman Seegmiller noted this building was purchased because it was historical, and should be used for historical functions.

Councilman Nisson asked if there were any further discussions about an available lot adjacent to the home, which could be used for parking.

Leisure Services Director Blake stated at one time he was told there may be a chance to purchase the lot next door, but at this point we do not know for certain if this will happen.

Councilman Turek stated he feels the property should move forward with a zone change request. At the very least, the surrounding property owners should have an opportunity to give input on what will take place next to them. However, he does not feel a kitchen addition is necessary.

Councilman Seegmiller agreed, he would prefer to have the zone change come before Council prior to making any decisions on remodels on the interior of the building.

It was the consensus of Council to move forward with a zone change request.

6 Discussion and review of the Transportation Master Plan Impact fee study. Mike Shaw, Public Works Director

Public Works Director Mike Shaw stated they have been working on the Master Plan for quite some time. He would like Horrocks Engineering to give a review of the plan.

Aron Baker reviewed the Transportation Master Plan with Council.

Councilman Truman asked with the new fees proposed, how do we compare to the neighboring Cities.

Public Works Director Shaw stated he is not certain what impact fees are charged in the

surrounding area, but he would collect the information, and forward it on to Council.

City Manager Carter stated this item would not be coming to Council until August 27th, which will give them time to review any additional information they have requested.

Public Works Director Shaw asked Council to contact him with any questions or concerns.

7. Closed Session

A. To discuss pending or potential litigation.

Councilman Turek made a motion to move into closed session to discuss pending or potential litigation. Councilman Seegmiller second the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

Council members moved into closed session at 8:29 P.M.

Council members returned from closed session at 9:25 P.M.

8. Adjournment

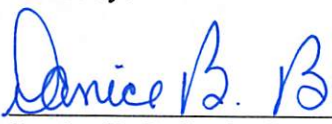
Councilman Turek made a motion to adjourn the meeting. Councilman Seegmiller second the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

Meeting adjourned at 9:25 P.M.

Passed and approved this 27th day of August 2014.

Attest by:


Danice B. Bulloch, CMC
City Recorder



Washington City


Kenneth F. Neilson, Mayor

